

LEIPER'S FORK VILLAGE SPECIAL AREA PLAN

Public Open House
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Welcome

The Williamson County Planning Department, along with the Leiper's Fork Village Citizens Advisory Committee, welcome you to tonight's Public Open House for the Leiper's Fork Village Special Area Plan.

This open house is the first in a series of public meetings, and is intended to be a starting point for the public's involvement with the Plan. We hope the information shared tonight will give you a better understanding of what to expect over the coming months, as we work with the Leiper's Fork community to develop a Plan for the future of the Village. Your participation and continued involvement will be a key component in the development of the Plan.

We have set up various "stations" around the room, and each of these stations provides specific information regarding a particular aspect of the Special Area Plan.

Why is Public Involvement Important?

Public Involvement is crucial to the success of a Special Area Plan for a number of reasons.

First and foremost, public involvement enables collaboration between Planning Staff and citizens. This collaboration is invaluable to the planning process because it allows the public to directly shape the vision, goals, and objectives of the Plan. This will be the community's Plan. As such, it should reflect the values of the community as expressed during public involvement meetings.

Please take some time to visit each station. Staff members will be on hand to provide additional information and to answer any questions that you may have.

The stations represented in tonight's Open House are listed below:

- **Welcome**
- **What is a Special Area Plan?**
- **Process & Timeline**
- **Current Zoning, Uses and Conditions**
- **PowerPoint presentation**

Should you wish to be added to the contact list for future meetings, please make sure you sign-in at the welcome station. We look forward to the opportunity to work with you in the coming months as we help to develop the Leiper's Fork Village Special Area Plan!

Using the knowledge and experience of both Staff and citizens of the community, a high quality, consensus-based Plan can be developed.

The relationship that is developed between staff and the community during a Special Area Plan process often lasts well into the future, as the recommendations of the Plan are implemented over time, and as new issues facing the community arise.

What is a Special Area Plan?

A Special Area Plan is a policy document that articulates a shared vision for the future growth and/or preservation of a community. In addition, these plans include specific goals and objectives that are designed to help achieve the community's vision. Because Special Area Plans are intended to reflect the values of the community for which they are prepared, public participation during the planning process is vitally important.

Issues that may be addressed in Special Area Plans include, but are not limited to, the following:

- **Appropriate land uses;**
- **Design and character;**
- **Historic Preservation; and**
- **Transportation and Infrastructure need**

Upon completion, Special Area Plans are adopted by the County and become part of the County's Comprehensive Land Use Plan.

Relation to County Comprehensive Plan

In 2007, an update to the Williamson County *Comprehensive Land Use Plan* was adopted. The Comprehensive Plan serves as a guide for future land use and development decisions for the entire unincorporated County.

Because the Comprehensive Plan covers such a large geographic area, its recommendations are relatively broad in nature. Therefore, in order to address land use and preservation issues in greater detail, the Comprehensive Plan recommends that Special Area Plans be developed for the County's four villages, including Leiper's Fork.

Special Area Plans are designed to establish a vision that is community-driven, so that future land use decisions will meet the community's preferences.

Special Area Plans and Development Regulations

It is important to understand the distinction between Special Area Plans and development regulations. Special Area Plans are policy documents that articulate a vision for how a community can and should evolve over time. Special Area Plans should be used as a guide for making decisions regarding development, future land uses, and other improvements in the Village. However, they do not, in and of themselves, impose regulations or requirements.

Once the Special Area Plan is completed, it will serve as the basis for the creation of zoning regulations that are specifically tailored to address the unique needs of the Leiper's Fork Village, and that are geared toward implementing the community's vision, as set forth in the Special Area Plan.

Like the Special Area Plan itself, the creation of these zoning regulations will also include opportunities for public input.

Process & Timeline

The process for the Leiper's Fork Village Special Area Plan involves four (4) phases:

- **Phase 1: Research, Inventory, and Assessment**
- **Phase 2: Establishing Vision, Goals & Objectives**
- **Phase 3: Creation and Presentation of Draft Plan**
- **Phase 4: Adoption/Endorsement**

Phase 1: Research, Inventory, and Assessment

The first phase in the Special Area Plan process is spent conducting research that will help us better understand the Leiper's Fork Village.

The information collected includes historical and background references about the area. Because the Village has served as a crossroads center for residential, institutional, and commercial uses, it is important to know why this occurred at this particular location, rather than in others. It also provides us with an understanding of events: natural or manmade, that may have had an influence on how the Village was shaped.

The next step involves a land use inventory, which provides information about how the various parcels within the Village are currently being utilized.

Additionally, this phase involves an assessment of existing natural resources, including streams and creeks, topography, woodlands, and floodplain. This assessment will help in understanding how these natural resources may influence future growth and preservation.

Lastly, an inventory and assessment of the current infrastructure in the Village was studied. Infrastructure plays an essential role in determining both the growth and preservation patterns for Leiper's Fork.

Phase 2: Involvement – Establishing Goals and Objectives

Phase 2 of the Special Area Plan process is the most essential for the Plan's development. That is because it revolves around public participation and input.

In order for a Special Area Plan to be successful, it needs input from citizens. Because these plans are community-driven, it is important to know how the citizens feel the Village should grow and evolve over the next twenty (20) years.

Through several Public Involvement meetings, Staff will work with the community to better understand its concerns and the issues facing the Village. Staff will then work with the community to establish a shared vision, followed with detailed goals and objectives on how to achieve the vision.

Without participation from its citizens, the Plan cannot achieve its maximum potential. It is Staff's role to help the community outline what the future of Leiper's Fork Village should be.

Process & Timeline, Continued

Phase 3: Creation and Presentation of a Draft Plan

Once the information collected in the Public Involvement meetings is compiled, Staff will work with the Citizens Advisory Committee to develop a draft version of the Leiper's Fork Village Special Area Plan.

The Plan will reflect the vision, goals and objectives expressed by the community, as well as illustrate a timeline for achieving the vision. Upon completion of the draft Plan, Staff will present it to the community to ensure that the Plan accurately reflects the community's wishes.

Phase 4: Adoption and Endorsement

The last phase of the Special Area Plan is the presentation of the Plan to both the Williamson County Regional Planning Commission and Williamson County Board of Commissioners for their adoption and endorsement respectively. The adoption/endorsement process will provide even further opportunities for public input.

By Phase 4, there will have been multiple community meetings that have helped shape the Plan. With a unified voice, it is Staff's goal that the Plan will represent what the citizens of Leiper's Fork wish for the future of the Village.

Current Zoning, Uses and Conditions of the Village

Current Zoning

The Leiper's Fork Village is currently located in what is known as the Crossroads Center (CC) zoning district. The Crossroads Center zoning district represents the historical crossroads communities within the county that have long-served as mixed-use centers for the rural areas of the county.

This zoning district encourages new commercial development and redevelopment, so these areas can continue to serve the needs of the residents located in rural areas. This zoning district also encourages the design and layout of new development must blend with the unique scale and character that is currently established.

These areas are afforded with a unique opportunity to allow a number of use types to co-exist.

Current Land Uses

The Leiper's Fork Village has long-served as a focal point for commercial, social, residential, and institutional uses, and remains so today. By serving the rural areas around the Village, Leiper's Fork still offers a wide mix of uses, and as is typical to a village, these different uses can exist along side one another.

The most common use in the Leiper's Fork Village is residential. The Village has a long-established residential area, and the homes exist both in a compact, traditional grid pattern, as seen in the downtown core, and on larger parcels

that have been subdivided from larger tracts of land. Other residential uses seen in the Village are located on larger parcels of land that are being used for some type of agricultural use.

Commercial uses are the second most-frequent use in the Village. The commercial uses exist primarily along the Old Hillsboro Road corridor throughout the Village, and have long-served the needs of both the Leiper's Fork residents and those in the surrounding rural areas. Commercial uses in Leiper's Fork also attract many travelers who visit the Village, whether it is their ultimate destination or whether they are simply passing through.

The current zoning district promotes mixed uses. One of the more common types of mixed uses in the Village is residential mixed with some type of small-scale commercial component. This often comes in the form of home offices or workshops that are located in accessory structures. The type of goods and services provided, along with advancements in modern technology, have allowed more opportunity for persons seeking to utilize their properties for both residential and business purposes.

Agricultural uses are the third most common use occurring in the Village. This area's roots trace back to agriculture, which still exists today, although to a lesser extent. Agriculture can include traditional farming and livestock operations, but opportunities also abound in and around the Leiper's Fork Village for agri-tourism and/or agri-business uses.

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Natural Resources

Abundant natural resources exist in and around the Leiper's Fork Village, and these resources contribute greatly to the attractiveness of the Village to both visitors and residents. Natural resources also play an important role in determining, and in some cases limiting, the future growth potential of the Village.

Leiper's Fork is flanked on all sides by waterways, rolling hills, and an abundance of scenic resources, many of which are permanently protected by the Natchez Trace Parkway and/or private conservation easements.

One of the predominant natural features is Leiper's Fork of the West Harpeth River, which serves as the southern boundary of the Village. The topography of the Leiper's Fork Village varies in range, with slopes anywhere from 0% to over 35%. The areas that contain steep slopes tend to occur on the northern border of the Village, to the north of Old Hillsboro Road.

The areas with little variation in slope occur primarily along the southern edge of the Village, to the south of Old Hillsboro Road. This southern portion of the Village also contains a large area of floodplain, which serves as a natural border to development outside of the Village boundaries. In addition, the floodplain plays a critical role as a natural flood storage area, while also helping to maintain the quality of the surrounding creeks.